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AUTHOR Preston, James C.; Halton, Katherine B.
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ABSTRACT

In an effort to understand the successful components of small community development projects in selected New York communities of less than 10,000 population, an analysis was made of the Sinclairville Project in Chautauqua County which rehabilitated an unused school building to function as a housing unit for senior citizens. Originally a group of local residents incorporated to purchase the building. The 23-unit, low-income apartment facility was the result of a four-year joint effort of the corporation, the county office for the aging, the county housing coordinator, the Charlotte town board, the local school board, community members, and a professional developer who secured funding through an FHA loan and a limited partnership to buy the building from the corporation. Community consequences were seen in the amelioration of the senior citizens' lives in the community, increased tax roles, the renewed use of the building, and improved community involvement, support and cooperation. Key elements of this and five similar New York projects were: (1) strategic use of a non-profit organization as a base of operation; (2) use of existing organizations and programs at the county level; (3) the mixture of public and private involvement; and (4) satisfactory use of an existing building, in terms of cost and accomodation. (JD)

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RURAL COMMUNITY ACTION

Transformation of a School Building into Rental Housing for Senior Citizens in Sinclairville, New York

by
James C. Preston
Katherine B. Halton

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DEPARTMENT OF RURAL SOCIOLOGY
Cornell University Agricultural Experiment Station
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CORNELL UNIVERSITY, ITHACA, NEW YORK 14853

PREFACE

In the 1980s several forces are bringing significant change to many rural communities in New York State. Among the more important of these is increased migration of people to many less-populated areas as well as an increasingly complex array of state and federal programs. Together, these two factors suggest the importance of clearly-directed and understood action at the local community level.

Small rural communities and community development efforts undertaken at the local level are of special interest to the authors of this study. It is assumed that many excellent community development projects have been and are being conducted throughout the state. However, there are few serious attempts to identify basic principles of leadership, community organization and action processes which can be shared with leaders in other communities. This situation is especially true for the small rural community.

This study is the sixth in a series planned to analyze successful community development projects in selected New York communities of less than 10,000 population. The studies have been made possible through a grant from the estate of the former National Grange Master, Louis J. Taber. The following individuals are advisory committee members for the study series: Derwood Burns, Community Resource Development Specialist, New York State Cooperative Extension; Richard Church, representing New York State Grange; Olaf F. Larson, Professor Emeritus, Cornell University; and Paul Taber.

ACKNOWLEDGMENTS

The authors wish to express their appreciation to the people in Sinclairville who provided the information necessary for the completion of this study. Their patience and cooperation were helpful to us as we pieced together the multi-faceted development effort undertaken in their community. Names of individuals have intentionally been left out of the report and this acknowledgment since it would be impossible to do justice to and to name all those responsible for the Senior Citizen Housing Project.

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INTRODUCTION

This project may be especially pertinent to many New York State communities since it speaks to two different but common problems: what to do with empty school buildings, and how to serve the housing needs of the elderly.

Many school districts in New York State are facing difficulties resulting from lower elementary and secondary school enrollments. One of these is the disposal or reuse of unused school buildings. Most of the school districts are not financially in a position to maintain an extra building for any length of time, and they must decide what to do with the property, including the possibility of recycling it for the community's use and welfare. The people of Sinclairville and the townships of Gerry and Charlotte faced this problem and chose to rehabilitate their empty school building into an apartment for low-income senior citizens.

This report documents the process in Sinclairville, New York that resulted in a twenty-three unit senior citizens' rental housing complex known as Charlotte Villa. The building, originally built as an elementary school in 1923, was later used as the central administration building and as a storage basement for the school district. The effort that was to transform it began in 1976 and now, four years later, the apartments are being rented and occupied.

That effort involves an active community group which worked throughout the entire four years and still is working in the day-to-day activities of the building and its tenants; a local developer who began his experience with federally funded low-income housing for the elderly with this particular project; several federal, state, and county agencies acting in a variety of roles to aid the local residents in the project.

ENVIRONMENT

Chautauqua County

Chautauqua County is the westernmost county in New York State (see Figure 1). The County's total population in 1970 was 147,305 with a distribution of 54.8 percent urban and 45.2 percent rural. This is one of nearly thirty counties in New York State which lost population in 1970 due to out-migration of people. It is not a wealthy county, ranking in 1969 as 39th among the state's 57 counties in median family income.[1] In a Chautauqua County Office for the Aging publication of the mid-1970s they summed up the County's situation and problems:

> Chautauqua County shares a number of characteristics with the Industrial North East: A slower and smaller overall economic growth rate than the nation as a whole, the relatively static population and number of jobs (frequently cited as the most critical problem for the County in the 1970s) and lagging rate of capital investment and economic expansion. The County's location, terrain and depressed economic state coupled with its population out-migration pattern contributed to the official designation as part of Appalachia.[2]

In this same publication they conclude that these factors also affect the number of and situation confronting the elderly in the county. As of 1977 17.9 percent of the total population consisted of people 65 years of age and over. In 1970 that figure was 12.4 percent with a dependency ratio of 28.4 percent (the number of persons under 15 and over 64 years of age to the number of persons in the age group of 15 to 64).[3] As documented by the Office for the Aging, Chautauqua County has a need for housing, as well as other services, for the elderly.

Sinclairville

Sinclairville, located on the line between Gerry and Charlotte Townships, is in the center of Chautauqua County surrounded by dairy farms of

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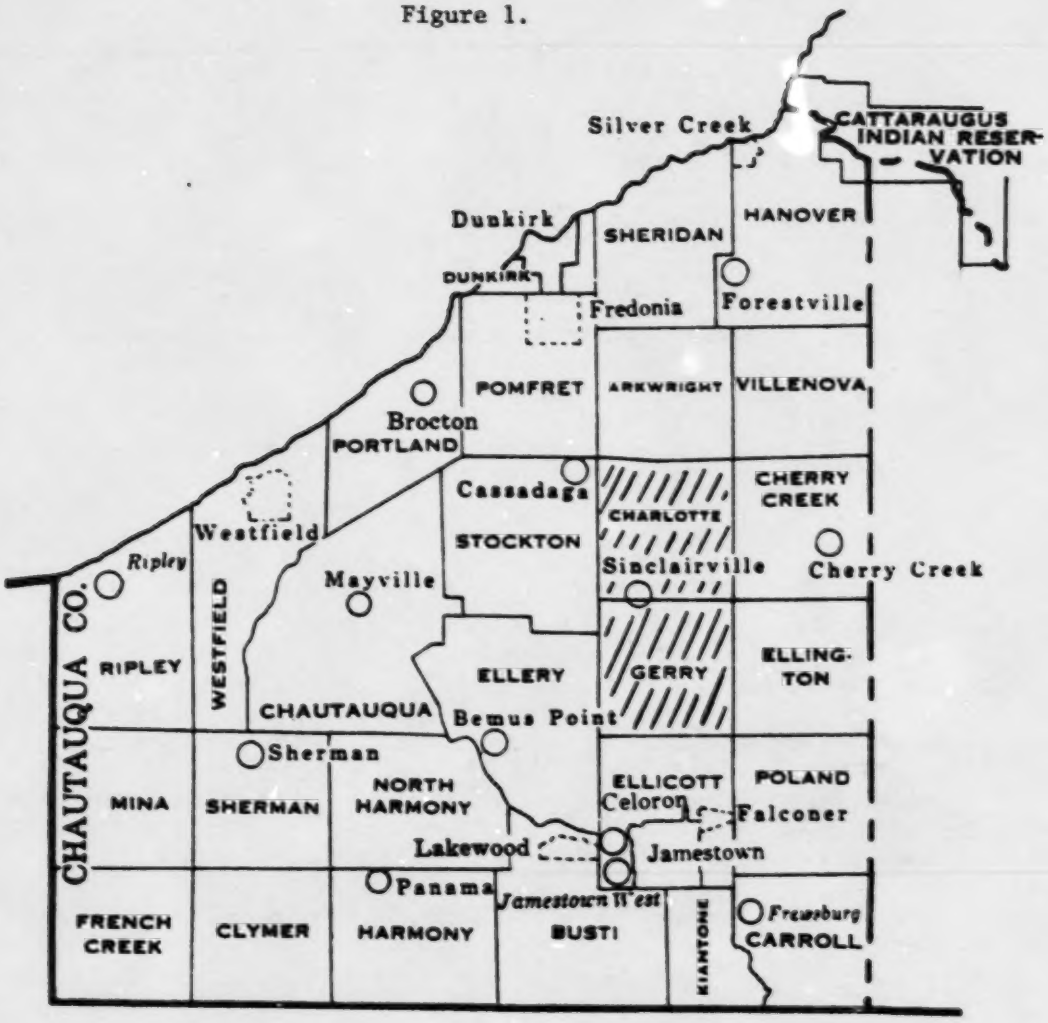
Figure 1.



Towns and places in Chautauqua County, 1970

SOURCE: "The People of New York State Counties: Chautauqua" by Olaf F. Larson, Cornell Community and Resource Development Series Bulletin 6-6, Cornell University, Ithaca, New York, 1973.

that area. The 1970 population of Gerry Township was 1,636 with Sinclairville representing 143 of that. Charlotte Township's population was 1,400 in 1970 with Sinclairville representing 629 of that figure.[4] In 1977 the estimated population of the village was 740, a drop of 4.1 percent from 1970.[5] The largest employer in this rural community is the school district. There is no local bank or shopping center in Sinclairville, and residents go to Jamestown and Dunkirk (about 15 miles either way) for those and other kinds of necessary services.

In the village and townships that are part of the area covered in this project there were a variety of things going on during 1976, many of them coming out of the Bicentennial celebrations of that year. The local historical society bought and restored an old building on the main street in the village and turned it into a museum, The town, village and school boards were also involved in Bicentennial events in their respective areas.

In addition, the County Office for the Aging in Mayville began to focus its energy on elderly housing, and conducted a survey of the county's needs throughout Chautauqua County at that time. On a local level this helped to generate activity, interest and concern for the elderly and their particular problems. These concerns and problems were topics of discussion at local meetings as well as at the County Office for the Aging Advisory Board meetings.

Their focus on elderly housing was appropriate to Sinclairville since there is quite a proportion of older people living in and around the village, and many of them are alone and isolated from necessary services. When the Office for the Aging statistics for the County were analyzed, they showed that many of these people were very interested in affordable rental housing.

Other important facts came out of the county-level survey done by this agency in 1976. It showed the largest bloc of poverty problems in the county to be among widows. It indicated that in Chautauqua County, out of the sixty-plus age group, 49 percent were not living in a husband-wife situation. Further, this survey showed that the older a person became, the more likely it was that he or she would be living alone.[6]

This agency's interest in 1976 in housing for the elderly helped to spark interest in the Sinclairville community, and two local residents decided to organize an information group to analyze and to act upon the needs of the elderly in the community.

INITIATION OF ACTION

Development of Organization for Action

During 1975 and 1976 a Sinclairville resident was serving on the Chautauqua County Office for the Aging Advisory Board and was also a member of the local senior citizens' group in his own community. He was familiar with the County agency's concern for housing and with the successful housing development for the elderly in a nearby community. He invited the Director of the County Office for the Aging to come to a meeting of senior citizens in Sinclairville and discuss elderly housing needs and projects with the group. As a result of this meeting, it was decided to approach the Charlotte Town Board with the need of housing for the elderly. Two local residents along with the Director of the County Office for the Aging met with the Town Board to discuss the need and to seek the Board's assistance. The response of the Town Board was positive. However, it was suggested that the group pursue the need independently rather than through the formation of a housing authority by the Town Board. Following the

Town Board meeting a core group of local people called a series of meetings in the spring of 1976 in Sinclairville to pursue the idea of providing housing for the elderly. As one of the initial steps in this process they conducted a survey of elderly housing needs in their area. They found, for example, that there were 87 people in Sinclairville over sixty years of age.

The township of Charlotte, in which most of the project activity took place, is a small, rural community with a stable population; everyone knows everyone else. This familiarity with each other helped the survey work, but in going door to door the local people gained an even greater knowledge of their community and of the particular situation of the elderly in it. The survey work drew other local people into the activity and around twenty people attended the local meetings that continued into the fall of that year.

Role of the External Agent

The Director of the Office for the Aging, involved in the early part of this project, invited the Chautauqua County Housing Coordinator to become involved in this community action, since the latter would be more familiar with housing procedures. These two individuals acted in advisory roles, helping the group to make key decisions and to become more aware of resources and alternatives that were currently available to them. They brought with them to these discussions their technical expertise with regard to funding, development, and community organization. They advised the group to legally incorporate in order to facilitate federal funding and to make any financial arrangements more secure. They had several suggestions about developers in the area, and whether or not the group should under-

take to do the development project themselves. Yet, they primarily responded to the community's assessment of its own needs and to its decision to take action to fulfill this need.

The county agency representatives brought a county-wide perspective and background of experience to the project. They also acted to encourage the local leaders when things slowed down, as they invariably do. Yet, they were still participants in the meetings, learning more of how this particular community functioned. Local members of the community brought with them into the early discussions their familiarity with people, property and local resources in general that was crucial to the decisions that had to be made.

EXPANSION OF ACTION SYSTEM

The Sinclairville 76'ers for Better Living

In the fall of 1976, this informal group decided to legally incorporate into a not-for-profit corporation, electing officers and drawing up a constitution and by-laws (see Appendix A). They had considered the idea of working under a previously incorporated group in the community, one that would have a broad enough charter to include their purpose. Since they found no group of this kind, they decided to form their own corporation. They completed the survey of local needs and were satisfied that a project for rental housing for senior citizens was a viable and important one. About two dozen members made up the newly formed corporation. They came into it in a variety of ways: through the local survey, through the town and village meetings where this project was discussed, and through advertisements and publicity about the meetings and the group's intentions. During the Bicentennial year, the group held various fund-raising events which also widened their familiarity in the community.

Leadership

People who could bring in their own experience and expertise made up the leadership of this organization. The President of the 76'ers is a grants administrator for the school district and it was she who first heard about the impending sale of the school's Central Administration Building. The Vice President of the group is the Town Supervisor and also worked in the highway department, bringing intimate knowledge of the area to the leadership of the group.

New leadership emerged as the organization developed and these people also brought in vital skills and experience. The treasurer of the organization had an electrical business of his own for many years and was familiar with accounts-keeping and finances. One other active member came out of a background of community involvement, including a volunteer fire department. Legal expertise came from the community when a local attorney agreed to help the group and became a member of it.

As the community mobilized its own resources, things were proceeding at the county level which would affect it. The County Department of Planning and Development created a not-for-profit corporation called "Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC)" to provide technical assistance to municipalities and groups in the area of housing. The Director of CHRIC was to provide help in seeking funds, in dealing with federal agencies like the Appalachian Regional Commission and the Farmers' Home Administration, in negotiating with developers, and other aspects of housing rehabilitation and construction. They played this role in the Sinclairville project, from the inception of CHRIC to the time when the project could move on its own.

Development of Project Plan

Once they set their goal to be housing for the elderly, the first thing to be decided on was a site for such housing. During the fall of 1976 the 76'ers appointed a committee to look into possible site locations. Shortly after that the Cassadaga Valley School district decided to sell the Central Administration Building, since it was no longer feasible to maintain it for their own use. Among other alternatives, the Sinclairville group considered the school building, which is located in the central part of the village, and eventually decided that they would approach the School Board with an offer to buy it. They made the offer in early 1977.

Before further plans could emerge the group made certain key decisions. They considered the idea of doing the rehabilitation themselves: filing the application for federal funding, hiring contractors and architects, and so forth. But they had also discussed hiring a developer to take over for them and work with them on the project. Two different developers from Jamestown had been invited to the early meetings of the Sinclairville 76'ers. They presented proposals for rehabilitation of the building. In the end, they made the decision to hire one of the two developers that had previous experience with elderly housing and nursing home construction. The 76'ers worked with this particular developer from the fall of 1976 to the spring of 1977.

In the spring of 1977 a committee from the 76'ers attended the School Board meetings and made their intentions known to the Board. Several things operated in their favor at that time. The School Board was aware that a private developer had restored two buildings in the village in anticipation of a need for housing for the ski area to be developed nearby. When

that ski area was unsuccessful, the buildings were again sold and not kept in good condition. They became eyesores in the village, as had some similar developments in other communities. Therefore the Board was hesitant to sell the property to anyone outside the community who would feel no particular responsibility to it. In addition, the project to create rental housing units would add tax income to the school and town budgets which wouldn't occur with an empty or unused building. The Board was also anxious to do anything positive that it could for the Sinclairville community and saw this sale as a step in that direction. In January 1978 they decided to sell the building to the Sinclairville 76'ers for $15,000 but had to advertise that publicly before it could be finalized. After someone in the local community objected to the low price of the sale, the building was offered for sale publicly through sealed bids. In the spring of 1978 it was finally sold to the 76'ers (only bid submitted) for $25,000.

During the time between the decision to hire a developer in the fall of 1976 and the actual sale of the option on the school property in the spring of 1978, many other things were going on with the project. (See Figure 2 for chronology of the project). The initial developer chosen by the group was unable to fulfill the commitment to them, and in the spring of 1977 they chose another less-experienced developer to take over. While working with the first one, they had given him the only copy of the building plans, and when the relations were broken the group found itself without the plans and without any means of contacting the representative. After several phone calls to various places they located the plans in Syracuse

Figure 2.

CHRONOLOGY OF SINCLAIRVILLE PROJECT

May 1976	. Early, informal meetings of local residents concerned about elderly housing needs; . Local survey done to assess need;
Fall 1976	. Informal meetings in Sinclairville attended by county agency personnel; . Developer chosen with past experience in senior citizen housing;
December 1976	. Legal incorporation of "Sinclairville Seventy-Sixers for Better Living" as not-for profit corporation;
May 1977	. Second developer chosen for rehabilitation project;
June 1977	. Plans are lost and Albany is contacted for help in locating them; . The Developer begins a second survey for needs assessment;
September 1977	. Developer submits preapplication to Farmers Home Administration;
March 1978	. A committee gets a loan from a nearby bank for $1,000 to buy the option on school property; . Developer with 76'ers prepare 76'ers bid on property;
April 1978	. Seventy-Sixers buy the option on the school property (total price will be $25,000);
October 1978	. School Board accepts an extension on the option;
March 1979	. Legal agreement between Developer and Seventy-Sixers that he will buy property from them contingent on FmHA approval;
May 1979	. Word arrives that FmHA funding has been approved.
July 1979	. Seventy-Sixers borrow additional $24,000 from bank to complete purchase of school property;
September 1979	. Seventy-Sixers buy school property; the money is paid and the keys are received;
October 1979	. A contract between the Developer and the Seventy-Sixers defines the group's future role in the building;
December 1979	. The Seventy-Sixers sell property to the Developer; . Construction begins on the senior citizen housing unit;
March 1980	. Developer's limited partnership gains legal existence; . Developer closes mortgage loan with FmHA
August 1980	. Apartments occupied in "Charlotte Villa".

where they had been left after a meeting. The new developer flew to Syracuse, obtained the plans and immediately duplicated them. Yet this experience represented a significant delay in the progress of the project.

The financial package of the Sinclairville project included an initial loan from a nearby area bank for purchase of the property from the school district, federal funding to the developer for the repayment of this purchase loan and for the rehabilitation of the building, as well as rent subsidies to the occupants of these apartments where need was shown to exist. In March 1978 the Sinclairville 76'ers obtained a loan from a nearby bank for $1,000 to buy the option on the school property. Bank officers were satisfied that the developer would eventually pick up the option. In the meantime, the developer began the process of applying to the Appalachian Regional Commission for a planning loan and to FmHA for the major part of the funding for rehabilitation of the building.

FmHA has certain complex requirements which must be met in the process of applying for funding. In this instance, the building had to be inspected by an architect to determine the feasibility of rehabilitation. The developer was required to raise approximately seven percent of the total rehabilitation cost in equity before the funding could be approved. In addition, a need for the housing units must be clearly proven, involving, in this case, a separate needs assessment survey by the developer. (See Appendix B for the survey and the results of this survey.) FmHA also required that the developer sign an agreement to act as a limited profit/limited dividend corporation for the purposes of this particular project. In effect this meant that the developer's profits from the rental of the housing units would not exceed a certain amount.

Between the time of the sale of the option on the school property in April 1978 and the actual sale of the property in September 1979, the School Board agreed to maintain the building: including electricity and heat and the boarding up of windows to preserve it from vandalism. They extended the option to buy the property several times during this year and a quarter. Both of these decisions represent a significant commitment on the part of the School Board to the community project and some loss of income to the school district, due to the cost of maintenance and the delay of the income from the sale.

Finally, in September 1979 the Sinclairville 76'ers were able to buy the property from the school district for $25,000. Prior to that they had come to a written agreement with the developer stating that he was committed to buying the property from them, contingent on FmHA approval of the rehabilitation project. In the spring of that year, before the actual sale, word arrived informally that this would be the case. The Sinclairville 76'ers then borrowed the additional $24,000 for the corporation from the same nearby bank. It is clear that the active participation of community leaders was a crucial element in the approval by FmHA of the project.

During the period when a sense of frustration and discouragement was high because of delays, it is worth noting that the 76'ers, with advice from the developer, devised means of enlisting outside support. They asked for help from their Congressman in Washington and contacted other people in the same fashion (see Appendix C for letters). They called on the county people, who were still directly involved to monitor the funding application process and make sure it was correctly and promptly done.

IMPLEMENTATION OF PROJECT PLAN

After their purchase of the school property in September 1979, the 76'ers came to a verbal agreement with the developer with regard to their future role in the operation of the rental units. Some members would have preferred spelling out the relationship in greater detail, but the final agreement of April 1980 is more informal, noting that housing managers suggested from the group and employed by the developer will screen applicants for the rental units, and the 76'ers will assume an advisory role participating in the social life of the building after it is occupied. (See Appendix D for screening application used by the Developer.)

In December 1979, three months after the sale, the developer received official FmHA approval for the project and bought the property from the Sinclairville group. With the money from personal funds the developer repaid the bank directly for the group's loan of $25,000, including interest. The 76'ers paid only a few municipal water bills and some other small maintenance costs which have been their only expenses to date with regard to the project. The developer also paid their attorney fees.

The developer organized a limited partnership to raise the necessary capital. Limited partnerships were sold after the government mortgage funds were in place in March 1980. The developer paid seven percent interest and carried construction costs from December 1979 to March 1980 with personal resources. A limited partnership involves a group of individuals who invest a particular amount of money and who do not wish to exert influence over the management of the company. They are in turn

limiting their own liability to the amount they invest, and usually have previously agreed with the general partner, the managing one, what their rates of profit will be. There are also significant tax depreciation benefits that are attached to investment in federally-subsidized housing which made this project particularly attractive. It is generally a way for the individuals to invest money in a relatively secure way. It is also a way for a developer to raise capital without giving up control of the project.

The developer in this project began creating a limited partnership in late 1979 and had acquired legal status by March 1980. Construction work began on the building in January 1980 and was completed in August when the apartments were occupied. The total cost of the school renovation project was $846,600. The loan secured from Farmers' Home Administration was for $790,000. The difference of $56,600 had to be provided by the developer to cover the initial operating and maintenance costs.

The Sinclairville project has received publicity in the local paper and in newspapers in nearby cities. The Department of State of New York State recognized it as a model of development during a conference in Buffalo, New York. (See Appendix E for sample of publicity in the Jamestown newspaper.)

CONSEQUENCES FOR THE COMMUNITY

In addition to a feeling of real accomplishment on the part of those people responsible for the successful completion of this project, there are concrete benefits which will accrue to the senior citizens and to the community. The apartment complex is part of other efforts in the area to meet the needs of the senior citizens that reside there. It represents one important step to ameliorate their lives in this community. The tax roles will increase with the addition of a rehabilitated 23-unit apartment building. The rehabilitated

building itself stands as physical proof of the success of this organization's and the developer's efforts and commitment.

As an example of the kind of local support which is crucial to this project, the Baptist Church in Sinclairville cooperated with the group in trading some land so that the building would have a proper leach field. This kind of cooperation also represents a certain kind of impact on the community. With regard to the larger community, the nearby bank was extremely cooperative in loaning money to this newly-formed corporation. The county agencies were very helpful and appear to have fulfilled their responsibilities to the local people with more than what was expected of them.

Many of the 76'ers say that they have learned a great deal themselves through the developemnt process. Words expressed frequently are patience, endurance and working together, or a sense of community in work. Although the 76'ers as a group does not represent the entire community of Sinclairville or Charlotte, it did necessitate the support of various town and village entities. The town and village governments showed their support for the project in zoning, sewage and property line arrangements (see Appendix F for letters from them to the 76'ers).

HIGHLIGHTS OF THE SINCLAIRVILLE CASE STUDY

In each of the preceding five case studies in this series (see Listing of Rural Community Action Bulletins) we have singled out some of the more salient aspects of the study which may be of particular interest to community leaders responsible for local action projects, especially those initiating new projects. While no two situations are exactly alike, we feel that a study of some of the key elements at work in these case studies should be helpful to community leaders as they analyze and design their approach to a particular

development project.

Organization

Each local development project studied to date has utilized a not-for-profit organization as the basis for their operation. Obviously, such an organizational framework is not necessary to every local development project. However, the prevalence of the not-for-profit organization approach was not something that was anticipated, at least by the authors, at the initiation of these studies. The Sinclairville group, not unlike the other groups studied, made strategic use of the not-for-profit organization as a base of operations.

Secondly, existing organizations and programs at the countly level were important to the initiation and completion of the Sinclairville project. The Chautauqua County Office for the Aging helped to point out the need for elderly housing and to identify the possibilities for local action. Further assistance was provided to the project through the Office of the Chautauqua County Housing Coordinator. Thus, the existence of county level agencies and programs related to housing proved important to the local, somewhat parallel, not-for-profit organization addressing the problem of housing for senior citizens. An important relationship grew up between the local community project leaders and their organization and county level programs and staff.

Public and Private Mix:

The Sinclairville project represents an important mix of public and private involvement. Local community leaders initially approached the local government with the need for housing for senior citizens. That meeting and follow-up discussions led to the formation of a local independent citizens

group. The citizens group eventually formed a quasi-public not-for-profit corporation, the Sinclairville 76'ers Association for Better Living. The Sinclairville 76'ers chose to use a private developer to carry out their housing plan and to eventually own the housing unit. The Association further elected not to require any formal or binding agreement covering their continued involvement with the project once it was completed. Thus, the apartment complex as it now stands is a privately operated facility with local people playing an advisory role, a situation which was set up informally with the developer.

The privately owned apartment facility started out as a local community project. That local involvement, through the Sinclairville 76'ers, was a major factor in the private developer being able to secure the neccessary financing through the Farmers Home Administration. The rather unique and very positive relationship between the local organization and the developer was essential to the success of the project.

The Sinclairville housing unit for senior citizens has provided a very useful case study. The unused school building has been successfully converted to a very comfortable housing complex. Senior citizens have been provided a new housing alternative. That housing alternative, in many instances, makes housing formerly occupied by the new renters available to other families. In addition, in this instance property has been added to the local tax rolls. It is expected that local churches, merchants and other elements of the Sinclairville community will experience a positive impact from the increased number of senior citizens.

In this case, it appears that the renovation of the school building has worked out satisfactorily with regard to cost and accomodation, as compared to the alternative of building a completly new facility. This was one of the issues that had to be resolved early in the project.

FOOTNOTES

1. Larson, Olaf F., "The People of New York State Counties: Chautauqua", Cornell Community and Resource Development Series, Bulletin 6-6, (Ithaca, New York: NYS College of Agriculture and Life Sciences, 1970), p.4.

2. Chautauqua County Senior Citizens Needs Assessments Survey and Related Projects: "A Program Description Complete with Survey Instruments", (Mayville, New York: Chautauqua County Office for the Aging, 1978), p.3.

3. Larson, op. cit., p.11.

4. Ibid, pp.5-6.

5. Population Estimates and Projections, Series P-25, No. 845, (U.S. Department of Commerce, Bureau of the Census, November 1979), p.6.

6. Interview with Sven Hammer, Director, Office for the Aging, Mayville, New York.

APPENDIX A

Sinclairville 76'ers Association for Better Living
Sinclairville
New York 14782

By-Laws (Adopted December 13, 1976)

PREAMBLE

We, the representatives of the Town of Charlotte and the Village of Sinclairville, have assembled to bring about better housing and living standards for the elderly and to promote further development in the Town and Village.

ARTICLE I Purpose of the Organization

To secure a suitable developer for housing for elderly citizens, to aid the developer in locating a site for housing units, and to aid the developer to maintain such housing units so that living standards will be at the highest possible level.

To promote further development within the community.

ARTICLE II Association

Section 1 - The Association shall be known as the Sinclairville 76'ers Association for Better Living

Section 2 - The Association shall be composed of any person interested in the community who is willing to do his/her share within the means of his/her ability to improve the quality of life in the community.

ARTICLE III Membership and Dues

Section 1 - Annual dues for each member will be $3.00 per year payable at the beginning of each calendar year.

Section 2 - Members, whose dues are paid in full, will be entitled to a voice within the Association with voting privileges.

Section 3 - Members, whose dues are not paid for the year within sixty (60) days after January 1, will be dropped from membership.

ARTICLE IV Officers and Terms of Office

Section 1 - Officers of the Association will consist of a President, A Vice-president, A Secretary, and a Treasurer. Officers will be elected at the November meeting for a term of one year, effective January 1.

ARTICLE IV (continued)

Section 2 - The Executive Board will be composed of the officers of the Association plus three (3) elected members to serve for a term of three years (one to be elected each year). One Executive Board Member will be elected each year at the November meeting for a term of three years, effective January 1.

Section 3 - The Executive Board shall be empowered to transact business whenever it is deemed necessary to be in the best interest of the Association. In order for the Executive Board to conduct business, four (4) members of the Board will be considered a quorum.

Section 4 - The Executive Board shall have authority to fill, by appointment, any vacancies which may occur. Vacancies filled by appointment (of any officer or member of the Executive Board) shall be effective until January 1st of the following year.

ARTICLE V Meetings

Section 1 - Regular meetings will be held on the third (3rd) Monday of each month.

Section 2- Special meetings may be called by order of the President (or the Vice President in the absence of the President). Special meetings may also be called by a majority of the Executive Board.

A quorum necessary to conduct official business will consist of at least seven members.

ARTICLE VI By-Laws

The By-Laws of this Association may be amended by a majority vote of the members present at any regular meeting (whenever there is a quorum present) provided the proposed change was announced at the prior regular monthly meeting.

CERTIFICATE OF INCORPORATION

OF

SINCLAIRVILLE 76'ers ASSOCIATION

FOR BETTER LIVING, INC.

UNDER SECTION 402 OF THE NOT-FOR-PROFIT CORPORATION LAW.

The undersigned for the purpose of forming a corporation under Section 402 of the Not-for-Profit Corporation Law, certifies:

1. The name of the corporation is Sinclairville 76'ers Association for Better Living, Inc.

2. The corporation has not been formed for pecuniary profit or financial gain, and no part of the assets, income or profit of the corporation is distributable to, or enures to the benefit of, its members, directors, or officers except to the extent permitted under the Not-for-Profit Corporation Law.

3. The purposes for which the corporation is to be formed are:

a. To acquire, construct, provide, and operate rental housing and related facilities suited to the special needs and living requirements of eligible occupants, who are capable of independent living, as determined by the appropriate funding agency regulations, without regard to race, color, creed or national origin;

b. To acquire, improve, and operate any real or personal property or interest or rights therein or appurtenant thereto;

c. To sell, convey, assign, mortgage, or lease any real and personal property;

d. To borrow money and to execute such evidence of indebtedness and such contracts, agreements, and instruments as may be nceessary, and to execute and deliver any mortgage, deed of trust, assignment of income, or other security instrument in connection therewith; and

e. To promote, to the extent not inconsistent with the foregoing, other community projects which have as their objective the improvement of the quality of life in and around the Village of Sinclairville, Town of Charlotte, County of Chautauqua; and

f. To do all things necessary and appropriate for carrying out and exercising the foregoing purposes and powers.

g. Nothing herein shall authorize this Corporation, directly or indirectly, to engage in or include among its purposes any of the activities mentioned in Not-for-Profit Corporation Law Section 404 (b) through (q), or Executive Law Section 757.

4. The corporation is a Type C Corporation organized to promote the developement of safe, sanitary housing for the elderly.

5. The number of directors shall be prescribed in the bylaws, but shall be not less than five nor more than nine.

6. The corporation formed hereby shall have no capital stock. It shall be composed of members rather than shareholders. The conditions and regulations of membership and the rights or other privileges of the classes of members shall be determined and fixed by the bylaws.

7. That all necessary approvals required by Section 404 of the New York State Not-For-Profit Law have been attached and made a part of this certificate.

8. In the event of dissolution of this corporation, or in the event it shall cease to carry out the objectives and purposes herein set forth, all business, property, and assets of the corporation shall go and be distributed to one or more such nonprofit corporations or municipal corporations as may be selected by the board of directors of this corporation, to be used for, and devoted to, the purpose of carrying on a non-profit housing project for such rural residents or other purpose to promote the general social welfare of the community. In no event shall any of the assets or property, in the event of dissolution thereof, go or be distributed to members, either for the reimbursement of any sum subscribed, donated, or contributed by such members or for any other purposes, provided that nothing herein shall prohibit the corporation from paying its just debts.

9. The duration of the existence of this corporation shall be perpetual.

10. The corporation is located in the Village of Sinclairville, Town of Charlotte and County of Chautuaqua.

11. The corporation activities will be principally conducted in and around Sinclairville, New York.

12. The names and addresses of the directors until the first annual meeting are:

Lois Boyland, President	R.D. #2, Hooker Road Sinclairville, NY 14782
Irwin Cross, Vice-President	R.D. #2 Cassadaga, NY 14718
Margaret Larson, Secretary	35 Sinclairville Dr. Sinclairville, NY 14782
Leo Lewis, Treasurer	R.D. Cherry Creek, NY 14723
Oscar Brandquist, Member, Executive Committee	8 Mitchell Street Sinclairville, NY 14782
Joseph Funicello, Member, Executive Committee	RFD # 1 Sinclairville, NY 14782
Isabell Cross, Member, Executive Committee	R.D. #2 Cassadaga, NY 14718

12. The post office address to which the Secretary of State shall mail a copy of any notice required by law is, Route 2, Box 360, Sinclairville, New York 14782.

13. Each subscriber is of the age of nineteen years or over.

IN WITNESS WHEREOF, this certificate has been signed by each subscriber this 15 day of August, 1977.

Lois Boyland

Lois Boyland
R.D. #2, Hooker Road
Sinclairville, NY 14782

Irwin Cross

Irwin Cross
R.D. #2
Cassadaga, NY 14718

Margaret Larson

Margaret Larson
35 Sinclairville Dr.
Sinclairville, NY 14782

Leo F. Lewis

Leo Lewis
R.D.
Cherry Creek, NY 14723

Oscar Brandquist

Joseph Funicello

Isabell Cross

Oscar Brandquist
8 Mitchell Street
Sinclairville, NY 14782

Joseph Funicello
RFD # 1
Sinclairville, NY 14782

Isabell Cross
R.D. #2
Cassadaga, NY 14718

ACKNOWLEDGMENT

On this 8th day of August, 1977, before me personally came Lois Boyland, Irwin Cross, Margaret Larson, Leo Lewis, Oscar Brandquist, Joseph Funicello, and Isabell Cross, to me known and known to me to be the persons described in and who executed the foregoing certificate of incorporation and they severally acknowledged to me that they executed the same.

Notary Public
County of Chautauqua
Term expires March 31, 1978

APPROVAL OF JUSTICE OF THE SUPREME COURT

I Joseph J. Ricotta, a Justice of the Supreme Court of the Eighth Judicial District, do hereby approve the foregoing certificate of incorporation of the Sinclairville 76'ers Association for Better Living, and consent that the same be filed.

Dated: September 1, 1977

Justice of the Supreme Court

AFFIDAVIT OF AUTHORIZATION OF INCORPORATION OF AN UNINCORPORATED ASSOCIATION

STATE OF NEW YORK)
) ss:
CHAUTAUQUA COUNTY)

Lois Boyland, being duly sworn, deposes and says:

That she is one of the subscribers of the foregoing Certificate of Incorporation of the Sinclairville 76'ers Association for Better Living; that the said Certificate of Incorporation is the incorporation of an existing unincorporated club, namely, The Sinclairville 76'ers Association for Better Living; that the subscribers of such Certificate of Incorporation constitute all of the members of a committee authorized to to incorporate such club, by vote, as required by the organic law of the club, for the amendment of such organic law.

Lois Boyland

SENIOR CITIZEN HOUSING - SINCLAIRVILLE AREA

R E N T A L H O U S I N G S U R V E Y

APPENDIX B

RENTAL HOUSING SURVEY

A rental housing project, for persons 62 years of age and older, is being planned for this community. The Project would provide comfortable living with subsidized rental rates. Your opinion on the following will help us to determine whether such a Project is practical. This information does not obligate you in any way.

1. What age group are you in? ( ) 62 or over ( ) 50-62 ( ) Under 50

2. Marital Status: ( ) Married ( ) Single Man ( ) Single Woman

3. Number of persons in your household: _____

4. Annual Income: ( ) $0.00 and $3,000 ( ) $3,000 - $5,000
( ) $5,000 - $7,000 ( ) $7,000 - $10,000 ( ) $10,000/Over

Does your income include: ( ) Social Security ( ) S. S. I.
( ) Veteran Pension ( ) Other
If "Other", SPECIFY _____

5. Do you: ( ) Own ( ) Rent ..... present residence?

6. Do you live in: ( ) house ( ) apartment ( ) room
Do you live: ( ) on a farm ( ) in town?

7. Is your present housing: ( ) Modern ( ) Not modern but adequate ( ) Inadequate ? If inadequate, in what respect?

_____

_____

8. Does your home need to be winterized? ( ) YES ( ) NO

9. The planned new apartments will have one bedroom, kitchen/dining area, bath, living room, adequate storage, stove, refrigerator, and special safety and security features. Heat, light, water, sewer, snow and garbage removal, and maintenance of grounds and buildings will be included in the monthly rent.

The rent for these apartments will be 22-1/2% of your total monthly income. For example, if your monthly income is $300, you will pay $68 per month in rent. Would you be willing to move in if an apartment was available in 1979? ( ) YES ( ) NO

10. Would you want to maintain: OWN YARD? ( ) YES ( ) NO
FLOWER GARDEN? ( ) YES ( ) NO

11. NAME: _____

ADDRESS: _____

ALL INFORMATION GATHERED IN THIS SURVEY WILL BE KEPT STRICTLY CONFIDENTIAL.

Copy of the Rental Household Survey Summary

	Age (Head of Household)		
Marital Status:	62 and over	50-62	Under 50
Married	20	3	
Single Man	3		
Single Woman	18	1	
Annual Income:			
Under $3,000	10	3	
3,000 to 4,999	20		
5,000 to 6,999	7		
Over 7,000	4	1	
Present Housing:			
House	23	3	
Apartment	7		
Mobile home	11	1	
Rent	11	1	
Own	30	3	
Modern	18	1	
Not modern, but adequate	18	3	
Inadequate	5		
Preference:			
Efficiency			
One Bedroom	42	3	
Two Bedroom			
Rent:			
22.5% of income			
Willing to move into	35	3	
not willing	6	1	

APPENDIX C

THE SINCLAIRVILLE 76'ers ASSOCIATION, INC.

Sinclairville, New York 14782

September 6, 1978

Congressman Stanley N. Lundine
Federal Building
Jamestown, New York 14701

Dear Congressman:

This letter is a request for your support of a planned senior citizen housing project which will be located in the Village of Sinclairville.

The Sinclairville 76'ers Association is a community service organization and is only two years old. Our primary interest at this time is the critical need for senior citizen housing in this rural area. As a result of our efforts and interests, Jeffrey Nelson of Jamestown has made application to the Farmers Home Administration for funds to renovate a former school building into twenty-two apartment units for senior citizens.

The Sinclairville 76ers Association was the successful bidder when the school district accepted bids for the purchase of the building and we are now waiting approval of the project so the building can be paid for and transferred. Mr. Nelson is hopeful the application for funding can be approved before the cold weather starts so work can be continued during the winter.

We would appreciate any support you can give to us as we already have more applicants for the apartment units than we will have when the project is completed. Several of those who have applied for an apartment are in dire need of adequate housing before winter.

Our Association meets the third Monday of every month and we extend a cordial invitation to you to meet with us any time to discuss this project in more detail. We know how very busy you are and, for this reason, would be understanding if you cannot meet with us but we also would be especially grateful if you have the time to learn more about our Association and our plans.

Sincerely yours,

[Mrs.] Lois G. Boyland, President
Sinclairville 76'ers Association, Inc.

cc: Jeffrey Nelson

THE SINCLAIRVILLE 76'ers ASSOCIATION, INC.
Sinclairville, New York 14782

September 6, 1978

Assemblyman Daniel B. Walsh
Box 194
Barry Street
Olean, New York 14760

Dear Assemblyman:

I was happy I had an opportunity to talk with you this summer in the Village Park when you attended the band concert at Sinclairville.

I am unhappy to write now that the status of our senior citizen housing project is at the same point in progress that it was when I talked to you. As you know, application has been made by Jeffrey Nelson of Jamestown for funding through the Farmers Home Administration to renovate the former school building in Sinclairville to twenty-two apartment units for senior citizens.

We would appreciate any support you can give us as we already have more applicants for the apartment units than we will have in units when the project is completed. Several of those who have applied for an apartment are in dire need of adequate housing before winter.

Our Association meets the third Monday of every month and we extend a cordial invitation to you to meet with us anytime to discuss this project in more detail. We know how very busy you are and, for this readon, would be very understanding if you cannot meet with us. However, we would be especially grateful if you have any time when you can learn more about our Association and our proposed housing.

Sincerely yours,

(Mrs.) Lois G. Boyland, President
Sinclairville 76er's Association, Inc.

cc: Jeffrey Nelson

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THE SINCLAIRVILLE 76'ers ASSOCIATION, INC.

Sinclairville, New York 14782

September 7, 1978

Senator Jess J. Present
Hotel Jamestown Building
Jamestown, New York 14701

Dear Senator:

I was happy I had an opportunity to talk with you this summer in the Village Park when you attended the band concert at Sinclairville.

I am unhappy to write now that the status of our senior citizen housing project is at the same point in progress that it was when I talked with you. As you know, application has been made by Jeffrey Nelson of Jamestown for funding through the Farmers Home Administration to renovate the former school building in Sinclairville to twenty-two apartment units for senior citizens.

We would appreciate any support you can give us as we already have more applicants for apartment units than we will have in units when the project is completed. Several of those who have applied for an apartment are in dire need of adequate housing before winter.

Our Assoication meets the third Monday of every month and we extend a cordial invitation to you to meet with us anytime to discuss this project in more detail. We know how very busy you are and, for this readon, would be very understanding if you cannot meet with us. However, we would be especially grateful if you have any time when you can learn more about our Association and our proposed housing.

Sincerely yours,

(Mrs.) Lois G. Boyland, President
Sinclairville 76'ers Association, Inc.

cc: Jeffrey Nelson

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APPENDIX D

PRELIMINARY APPLICATION FOR
SINCLAIRVILLE HOUSING FOR THE ELDERLY

Applicant (Last Name) Husband's First Wife's First	
Address	Telephone

Name and Age of all persons to reside in dwelling: (Include Applicant & Spouse)

No.	Persons to reside in project	Relation-ship	Age	Sex	Date and Place of birth	Employment	Soc.Sec. No.	Veteran Status
1								
2								
3								
4								
5								
6								

If Baby is expected, WHEN?

REMARKS (RECORD HEALTH PROBLEMS, UNUSUAL FAMILY MAKE-UP, ETC.):

INCOME BEFORE DEDUCTIONS (By Week, Month, Year - Specify)

INCOME OF EVERY MEMBER OF FAMILY - CURRENT and PAST YEAR

Agency or *1. Employer's Name and Address	Recipient or Employee	Period of Employment or How Long Have You Been Receiving Income From This Source?	Rate ___ per ___	Earnings past yr.	Estimate Coming yr.
				$	$
				$	$
				$	$
				$	$
			Family Total	$	$

How long have you lived in this community: Husband_____ Wife_____

Have you ever resided in a public housing project? Yes___ No___

If "Yes", name of project and apt. number_____

Date Moved_____

_____
Name of Present Landlord

_____
Address of Present Landlord

How long have you lived at this address?_____

May we contact your present and prior landlord(s)?_____

THE ABOVE INFORMATION IS FULL AND TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NO OBJECTION AND HEREBY AUTHORIZE REPRESENTATIVE OF THE SINCLAIRVILLE HOUSING FOR THE ELDERLYMAKING SUCH INQUIRIES AS THEY DEEM NECESSARY FOR THE PURPOSE OF VERIFYING THE STATEMENTS MADE HEREIN.

_____ _____
Signature of Applicant Date

*This information will be verified before you can be accepted for occupancy.

1. Include income from all sources, ie) employment, social security, pensions, interest, dividends, etc.

SINCLAIRVILLE HOUSING LIMITED PARTNERSHIP

INCOME VERIFICATION

To: _____ Date: _____

One of the requirements of Farmers Home Administration, which provides the financing of our housing project, is that in order to be eligible to occupy one of the apartments, the total family income must be within income limits established by Farmers Home Administration.

When you first occupy an apartment and annually thereafter, you are required to complete and sign a "Tenant Certification". On the certification, you must list the names, ages, and annual income of all persons who will be living in the apartment.

To assist you in accurately determining your annual income, and to assist us in verifying it, we list below possible sources of income which should be considered. You may add others as needed.

Please return this form and the required verifications to us so we can complete your "Tenant Certification" together. Also return the attached employer verification form after you have signed it.

_____
SIGNATURE OF OWNER

SOURCES OF INCOME*

PROOF OF:	Amount	Means of Verification
1. Income from Employment (including bonuses, commissions, and overtime)	_____	_____
2. Support Payment	_____	_____
3. Alimony Payment	_____	_____
4. Pension or disability payment		
a. Recent social security Adm. Award Letter or copy of your most recent check	_____	_____
b. Recent supplemental security income award letter or copy of your most recent check	_____	_____
c. Recent Veterans Adm. Award letter or copy of your most recent check	_____	_____
d. Letters confirming pension payments from other sources or copy of your most recent check	_____	_____
5. Unemployment Compensation	_____	_____
6. Grant From Department of Social Services	_____	_____
Copy of your most recent budget worksheet	_____	_____
7. Interest on Bank Account	_____	_____
Copy of your most recent bank statement	_____	_____
8. Business Income (Farming, real estate, etc.)	_____	_____
9. Dividends on Stock and Bonds	_____	_____
10. Other (list)	_____	_____
	_____	_____
	_____	_____
	_____	_____

We will also need , if applicable, proof of business expenses not reimbursed by employer as defined in IRS Code.

_____
Signature of Applicant

_____
Management Verified

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APPENDIX E

Thursday, June 12, 1980 Jamestown Post-Journal

Sinclairville Housing Project To Open

SINCLAIRVILLE — The Sinclairville Housing Limited Partnership, owner of Sinclairville's elderly housing project, announced today that it expects to receive its first occupants in the next four to five weeks. The housing complex was recently named Charlotte Villa, a name that was selected from suggestions by area people.

Jeffrey L. Nelson of Jamestown, a general partner and developer of the project, said that construction is about 80 percent complete, and that since the last major construction is being started, the completion timetable is almost assured.

Nelson said that many people have expressed an interest in living in the 23-unit apartment complex. The units are all single bedroom, with kitchen, including range and refrigerator, ceramic tiled bath, living room, and closet storage space.

Two of the apartments are designed for handicapped use, and all units contain safety fentures such as grab bars and emergency signals in case of illness. Several levels of the building are serviced by elevator.

The apartments are located in the heart of Sinclairville at Park and Church streets. The structure was erected in 1923 and has been used for the high school, an elementary school, and the school administration building.

Nelson said that the complex has been funded by the Farmer's Home Administration. Rental assistance is also being provided by that agency. The complex is available to people aged 62 and older and handicapped people. There is no maximum income limit. Rental assistance allows tenants to pay 25 percent of their adjusted income for rent and utilities.

People who have been on a waiting list for several years are being verified for eligibility. People who wish to apply and be placed on the waiting list are asked to contact Lois Boyland, 962-5674, or Claribel Lewis, 963-8232. These people, selected from the Sinclairville 76'ers Association for Better Living Inc., are rental agents for the project.

Nelson said that the Sinclairville 76'ers is a community group that was formed to promote the project. It will continue as an advisory board to the project's management and will establish for the tenants social programs and other activities.

The 76'ers are planning to hold grand opening festivities in July.

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Jamestown Post-Journal

Joyce Daza Is On Panel At Buffalo Conference

MAYVILLE — Joyce Daza, executive director of Chautauqua Housing Rehabilitation and Improvement Corp., will be part of a three-member panel to discuss rural congregate housing at a June 12 state conference at Buffalo State University.

The topic of the conference being sponsored by the state Department of State is "Urban-Rural Initiatives: Prospects For the '80s."

Ms. Daza will speak on the philosophical, ethical and practical aspects of congregate housing in rural areas.

The Sinclairville Housing Project will be discussed during a conference segment on "Alternatives for Rural Development." Ms. Daza explained that the State Department selected rural projects in housing, industrial development and commercial revitalization that exemplify creative methods.

"The Sinclairville project was chosen because of a unique combination of grassroots community involvement, not-for-profit involvement, and private involvement that together successfully tapped public funding source," she said. "It was this partnership between public and private sectors that the State Department felt was unique."

In the Sinclairville project, begun in 1977, a former elementary school building is being converted into 23 apartments for senior citizens. Work is about 90 percent complete. Farmers Home Administration (FmHA) funding was secured for the $780,000 project.

The two other panelists will be Gene Solan of the state Office For the Aging and William Fry of the state Office of Urban Revitalization.

Ms. Daza said she will emphasize that good housing is a fundamental human right, and is becoming a precious, almost unattainable commodity for many people.

"We have to begin to look at housing in a broader social context. We must move away from the narrow definition of safe, decent and standard housing and begin to think in terms of quality of life," she said.

More than 300 people, including government officials from all levels, are expected to attend the conference.

VILLAGE OF SINCLAIRVILLE
SINCLAIRVILLE, NEW YORK 14782 716/962-9455

December 2, 1977

Mrs. Lois Boyland
Sinclairville 76's Association for Better Living
R. D. #2
Sinclairville, New York 14782

Dear Lois:

In reference to the visit of yourself and Oscar Brandquist to the Village Board meeting last night, please find enclosed three copies of the resolution which was adopted by the Village Board at this meeting.

An additional copy of the resolution has been sent to the Board of Education.

If the Village Board can be of any further service, please do not hesitate to call upon them.

Very truly yours,

W Earl Minckler

W. Earl Minckler
Village Clerk

WEM/br

To Whom It May Concern:

This is to certify that the following is a true copy of a resolution adopted by the Sinclairville Village Board meeting in regular session on December 1, 1977.

A motion was made by Ackley seconded by Peterson that the following resolution be adopted.

WHEREAS, The Sinclairville 76's Association for Better Living, a non-profit organization, has pursued the establishment of a Senior Citizens Housing facility at the former Cassadaga Valley Central School Administration Building, and

WHEREAS, the Village Board of Trustees of Sinclairville feels that this facility will be of great value to the community,

Now therefore be it resolved

That the Village Board of Trustees goes on record as supporting the Sinclairville 76's in their efforts to establish a Senior Citizens Housing facility in Sinclairville, carried.

W. Earl Minckler

W. Earl Minckler
Village Clerk

TOWN OF CHARLOTTE

Office of Town Clerk
Sinclairville, N. Y. 14782

TO WHOM IT MAY CONCERN:

I, Manetha Tickner, Clerk of the Town of Charlotte, do hereby certify that the following resolution was duly adopted by the Town Board of the Town of Charlotte, at a meeting thereof held December 14, 1977.

Manetha Tickner
Charlotte Town Clerk

"Be it Resolved, that the Town Board of the Town of Charlotte go on record as enthusiastically supporting the efforts of the Sinclairville 76er's for Better Living to provide housing for the elderly and, be it further

Resolved, that the Town Board strongly recommends that the Board of Education of the Cassadaga Valley Central School consider, as a matter of first priority, the sale of the former Administration Building in Sinclairville, N. Y., to the Sinclairville 76er's for the purpose of rehabilitation of said building to be converted for the use of Apartments for senior citizens and, be it further

Resolved that the Town Board unanimously favors the development of senior citizen housing in the area, not only for the advantage of senior citizens, but for the benefit of the entire area and its' citizens and, be it further

Resolved, that a copy of this resolution be forwarded to the Board of Education of the Cassadaga Valley Central School and several copies to the Officers of the Sinclairville 76er's for Better Living."

Rural Community Action Bulletins

1. RURAL COMMUNITY ACTION: Establishment of a Medical Clinic in Woodhull, New York by James C. Preston and Betty Ann Bailey, Bulletin 96, March 1979.

2. RURAL COMMUNITY ACTION: Housing for Senior Citizens in Sherburne, New York by James C. Preston and Betty Ann Bailey, Bulletin 101, July 1979.

3. RURAL COMMUNITY ACTION: Housing for Senior Citizens, Child Development Center, and Nursing Home Facilities in Groton, New York by James C. Preston and Betty Ann Bailey, Bulletin 103, August 1979.

4. RURAL COMMUNITY ACTION: Economic Development Through the Greater Malone Community Council and the Ballard Mill Center for the Arts in Malone, New York by James C. Preston and Katherine B. Haynie, Bulletin 110, January 1980.

5. RURAL COMMUNITY ACTION: The Central New York Maple Festival in Marathon, New York by James C. Preston and Katherine B. Haynie, Bulletin 111, April 1980.

The Rural Community Action Series may be obtained from the Department of Rural Sociology, 434 Warren Hall, Cornell University, Ithaca, New York 14853.